

COUNTY OF YORK

MEMORANDUM

DATE: August 10, 2001 (BOS Mtg. 9/4/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Yorktown Village Activity District Accessory Structure Approval – George E. Bennett, Jr., 119 Smith Street

Issue

The applicant, George E. Bennett, Jr., has submitted a request for construction of an accessory detached garage on property located at 119 Smith Street in Yorktown. The property is classified YVA-Yorktown Village Activity District. Pursuant to Section 24.1-327(b)(3) of the Zoning Ordinance, the proposed construction of structures that are accessory to single family residential uses may be approved by the Board of Supervisors by resolution without public hearing and without referral to the Planning Commission.

Considerations

1. The applicant's proposal involves the construction of a new 676 square foot detached two-car garage with an attached 316 square foot covered porch. The proposed expansion will add 992 square feet of floor area/roofed area, which represents an increase in lot coverage of approximately 30%. The principal dwelling and existing detached garage cover approximately 3,300 square feet (25%) of the 13,200 square foot lot. With the existing and proposed structures, total lot coverage will be approximately 33%.
2. The new garage will have a small covered porch and will be located to the right rear corner of the property with proposed side and rear setbacks of at least five (5) feet, as required by the YVA regulations. The site already has an existing garage located to the left rear of the property. If approved, the two garages will be connected by a breezeway (see attached plans).
3. The proposed garage is a traditional design with horizontal aluminum siding. The principal dwelling and existing garage currently have aluminum siding. The applicants want to use these same materials in the new construction for consistency. Consequently, the new garage is proposed to have white aluminum siding that will match the principal dwelling and existing garage. Additionally, the design of the new garage will essentially be a replica of the existing garage. Staff believes that the proposed garage arrangement with the connecting breezeway will compliment the overall layout of the site. The garage design is also consistent and compatible with the character of the existing residence on the property as well as those that are adjacent.

Recommendation

I recommend that the applicant's request be approved though the adoption of proposed Resolution No. R01-153.

Carter/3337:jmc

Attachments

- Vicinity Map
- Plat of property and rendering of proposed garage
- Proposed Resolution No. R01-153